

Chapter 3.90

DESIGN STANDARDS FOR EARLY CHILDHOOD CARE FACILITIES

*The Planning Department is assigned responsibility
for administration of these design standards.*

Section 1. PARKING STANDARDS FOR RESIDENTIAL DISTRICTS

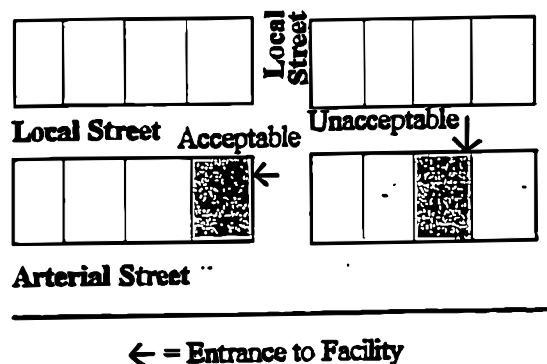
1.1 Facilities with 20 or fewer children

Allowed to have access to the facility from local and collector streets, or from an arterial street if the facility only has frontage on an arterial and all required parking stalls allow for entering and exiting the street in a forward motion.

1.2 Facilities with 21 to 30 children

The applicant's lot must have frontage on a collector or arterial street. If the applicant's lot is a corner lot fronting on an arterial street and either a local or collector street, access to the facility is prohibited from the arterial street.

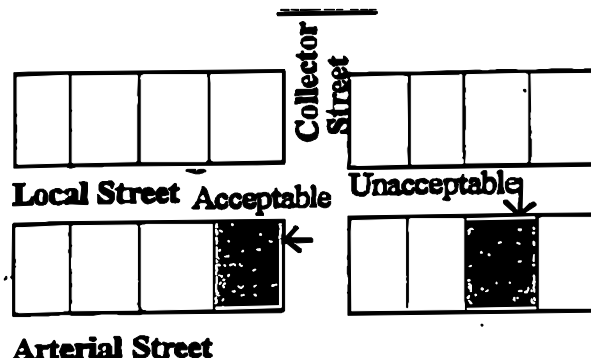
Example 1:
Access for Facilities with
21 to 30 children



1.3 Facilities with 31 or more children

The applicant's lot must have frontage on an arterial street. Access to the facility is allowed from a collector street if the applicant's lot is a corner lot with frontage on the collector and arterial street.

Example 2:
Access for Facilities with
31 or more children

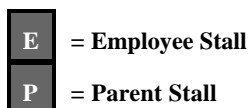
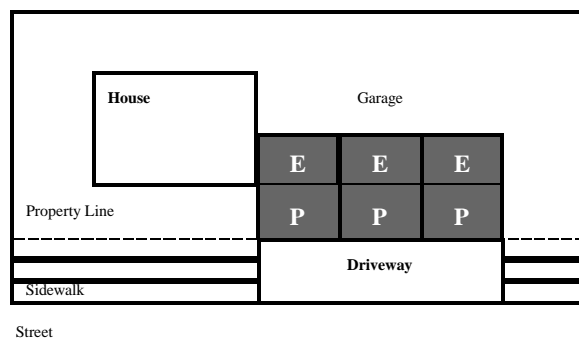


1.4 Stacked Parking

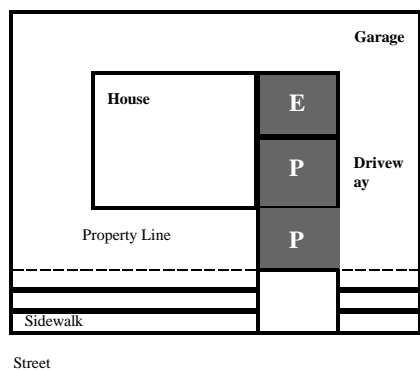
For facilities with 30 or fewer children, stacked parking is allowed. Employees may be allowed to park behind other employee stalls. Unloading and loading stalls for parents may also be allowed to park behind employee stalls.

Parking stalls in driveways must have a minimum depth of 22 feet and shall not extend beyond the property line into the right-of-way.

Example 3: Stacked Parking



Example 4: Stacked Parking



1.5 Backing onto Arterials

Facilities with 13 or more children, taking access solely to an arterial street, will not be allowed unless all required stalls enter and exit the street in a forward motion.

1.6 Alley Access

Access to any child care facility solely from an alley is prohibited.

Section 2. CENTER LAYOUT AND DESIGN

2.1 Fencing requirement for playground areas for facilities with 13 or more children

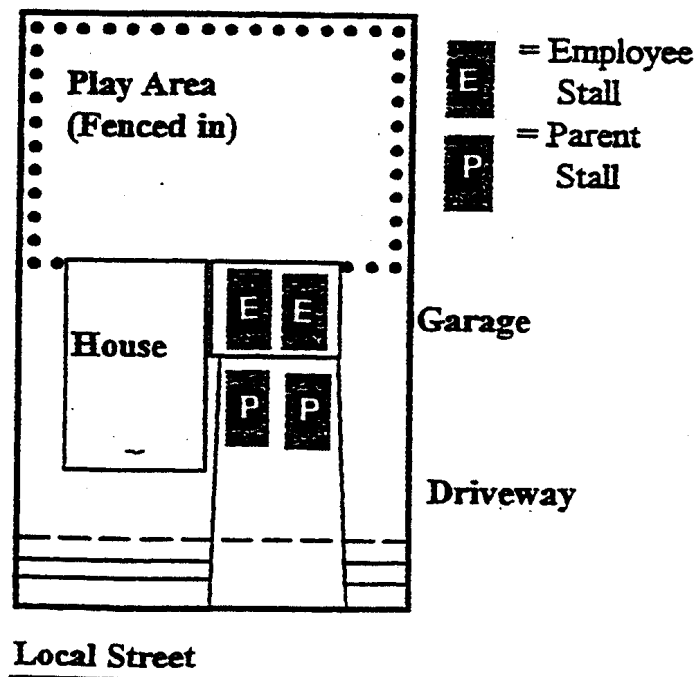
When playgrounds are provided adjacent to a residential use, they shall be entirely fenced in with a minimum of a 6 foot high opaque fence or wall for the children's safety and to minimize the visual and noise impacts of the facility.

A non-opaque fence (such as chain link) may be used if evergreen plants, covering 100% of the area from 0 to 6 feet in height are planted between the fence and property line. Plant material must be at least 6 feet high at planting. Fencing adjacent to a public park does not need to be opaque.

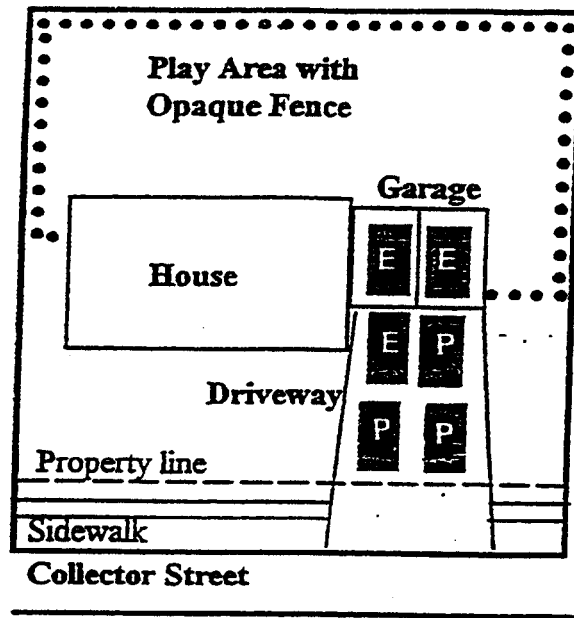
2.2 Playground access for facilities with 13 or more children

When playgrounds are provided, children shall not be allowed to cross driveways, alleys, streets, parking lots or other hazardous areas in order to move from the child care facility to the play area. The route from the facility to the playground shall be fenced or enclosed.

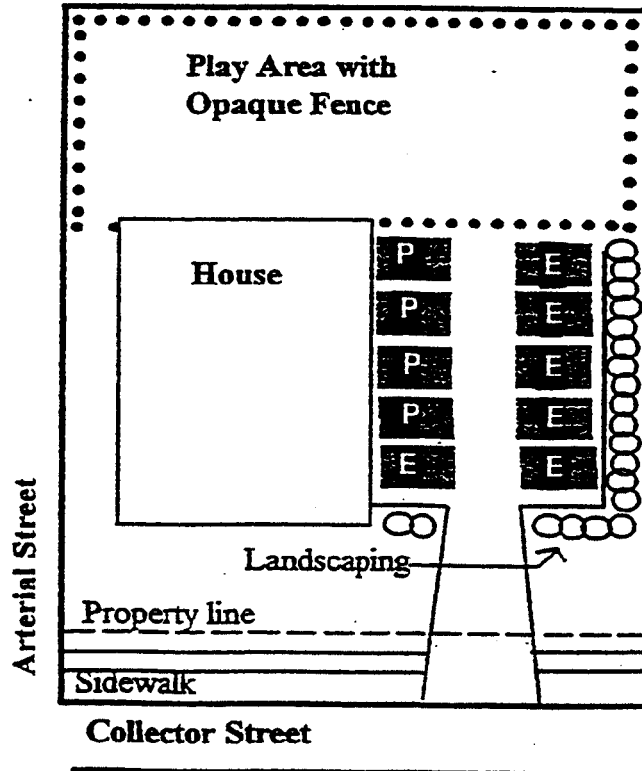
Example 5: Facilities with 13-20 children



Example 6: Facilities with 21 to 30 children



Example 7: Facilities with 31 or more children



Section 3. CONVERSION PLANS FOR FACILITIES

3.1 Facilities with 31 or more children in residential districts

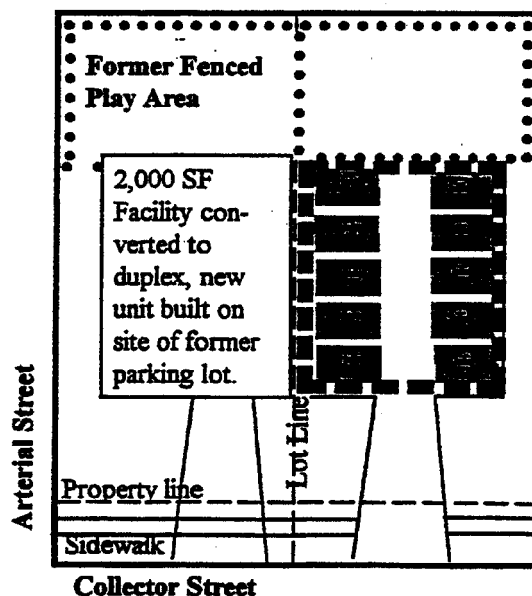
Application Material Required. Applicants must provide the following additional information:

1. A site plan showing the proposed building layout including total floor area.
2. A site plan showing the proposed building after the child care facility has left showing the layout for a residential use allowed by right in the abutting district.
3. An elevation of the proposed building for any side facing a public or private street.

3.2 Conversion Plan Review

Child care facilities shall be designed in such a way that they may be reasonably converted to a residential use allowed by right, that is compatible with the surrounding residential area. In determining compatibility, the following items shall be used to judge if the project could be compatible; building size in relation to adjacent existing or future residences, physical appearance in relation to adjacent properties, future use of parking area, lot size in relation to adjacent properties and compatibility of land use.

Example 8. Site Plan of a Conversion Plan, Conversion of a Facility into a Duplex



Section 4. Examples 1 through 8 above are for example only and are not design standards.